



**COUNTY OF PLACER  
PLANNING COMMISSION  
ACTION  
AGENDA  
MARCH 23, 2006**

**OFFICE OF  
Planning Department**  
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AUBURN, CALIFORNIA 95603  
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Meeting was held in the Planning Commission Chambers, 2900 Richardson Drive, Dewitt Center, located at the corner of Richardson Drive & "C" Avenue, Auburn CA 95603

Commissioner Larry Severson absent

- 1) 10:00 AM      A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.**

**No public comment      B) PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.**

- 2) 10:10 AM      "SECRET TOWN ESTATES" MINOR LAND DIVISION -  
tape 1 #285      (PMLDT20040499)**

*Unanimously  
voted to remove  
from Planning  
Commission and  
to be heard by  
Parcel Review  
Committee*

**6:0**

**LS - absent**

Consider the approval of a 10-lot Parcel Map for a Minor Land Division. The property (APN#063-310-001, 099-020-005, 099-020-006, and 099-020-007) is located at Rollins Lake Road and Interstate 80, and is currently zoned F-B-100 PD 0.4 (Farm with a 2.3-acre minimum lot size and a Planned Development of 0.4 units per acre), FR-BX-40 acre min. PD 0.4 (Residential Forest, Combining a 40-acre minimum lot size and a Planned Development of 0.4 units per acre), and RF-BX 5-acre min. PD 0.4 (Residential Forest, Combining a 5-acre minimum lot size, and a Planned Development of 0.4 units per acre). All lots comply with the minimum lot area requirements for respective zoning districts. The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project.

(Continued from the January 26, 2006, February 9, 2006 Planning Commission Hearing)(**Item to be removed from this agenda and heard by Parcel Review Committee**)

**Planner: Crystal Jacobson (530) 886-3085**

**Engineering & Surveying: Phil Frantz (530) 889-7584**

**Environmental Health: Dana Wiyninger (530) 745-2366**

**3)10:10 AM**  
*tape 1 #307*

*Unanimously  
approved*

6:0

*LS - absent*

**BEAR CREEK ASSOCIATION SUBDIVISION MODIFICATION  
WERTHEIM ADDITION**

Consider a request from Ernest and Margrit Wertheim for an amendment to the "Bear Creek Association Subdivision" Final Map 30 foot building setback line on Lot #84 to allow for a front setback of 23 feet to structure, 21 feet to eaves from the northwestern corner of the property in order to permit the construction of an attached two-car garage addition. The property (APN 095-242-004) is located at 1950 Cub Lane, in the Alpine Meadows area, and is currently zoned RS (Residential Single-Family). The project is Categorically Exempt from the provisions of CEQA per Section 18.36.070 (Class5) (A) (1).

**Planner: Steve Buelna (530) 581-6285**

**Engineering & Surveying: Janelle Fortner (530) 889-7568**

**Environmental Health: Grant Miller (530) 745-2369**

**4)10:30 AM**  
*tape 1 #783*

*Unanimously  
approved*

6:0

*LS - absent*

**PINYON CREEK II (PSUB T20050769)**

Consider a request from Martin Steiner and John Zerweck, on behalf of Pandaric, LLC, for approval of a tentative Subdivision Map to subdivide an existing 9.12 acre site into 38 residential lots. The property (APN #080-270-003, 080-270-003, 080-270-003) is located southeast of State Route 267 and Joerger Drive (south of Pinyon Creek I) in Martis Valley, and is currently zoned RS-B-20 PD 6.0(Residential Single-Family). The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

**Planner: Steve Buelna (530) 581-6285**

**Engineering & Surveying: Rebecca Maddex (530) 889-7538**

**Environmental Health: Grant Miller (530) 745-2369**

**5)10:45 AM**  
*tape 1 #1562*

*Unanimously  
approved*

6:0

*LS - absent*

**SYNERGY SPORTS CENTER @ PLACER INDUSTRIAL PARK  
MODIFICATION CONDITIONAL USE PERMIT/VARIANCE (CUP-1957/DS-1905/P-  
75571/PCPMT20050911)**

**CATEGORICALLY EXEMPT - SECTION 18.36.020 (CLASS 1)**

Consider an application from Stuart Chang, on behalf of Synergy Sports Complex for the approval of a modification of the Conditional Use Permit to eliminate the requirement for a reciprocal parking and access agreement with the adjacent property to the west as a condition of business license issuance, and a modification to allow the applicant the option to develop an additional 30 parking spaces on site. The property (APN #017-300-072) is located at 1091 Tinker Road, at the southeast end of Tinker Road off Industrial Avenue, and is currently zoned INP-DC (Industrial Park, Design Review).

**Planner: Alex Fisch (530) 886-3081**

**Engineering & Surveying: Janelle Fortner (530) 889-7568**

**Environmental Health: Grant Miller (530) 745-2369**